

File No: 2012012590
Prepared By & Return To:
Barry W. Bridgforth, Jr. MSB#9797
P. O. Box 241
Southaven, MS 38671
(662) 393-4450

Indexing Instructions:
Lots 2 & 3, 2nd Revision, Plunk's Industrial Center
Subdivision, Section 25, Township 2 South,
Range 8 West, Plat Book 56, Page 31,
DeSoto County, MS

WARRANTY DEED

MARK DUKE and wife,
HEIDI DUKE
949 Morrow Crest
Hernando, Mississippi 38632
Home/Business: 662-213-2900 NA

GRANTOR

TO

JG VENTURES, LLC,
a Mississippi limited liability company
1497 Graham Road
Coldwater, Mississippi 38618
Home/Business: 901-485-3248

GRANTEE

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MARK DUKE and wife, HEIDI DUKE, do hereby sell, convey and warrant unto JG VENTURES, LLC, a Mississippi limited liability company, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lots 2 and 3, 2nd Revision, Plunk's Industrial Center Subdivision, situated in Section 25, Township 2 South, Range 8 West, City of Hernando, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 56, Page 31, in the office of the Chancery Clerk of DeSoto County, Mississippi

X
Prepared by Return to:
WALKER, BROWN & BROWN, P.A.
ATTORNEYS AT LAW
2540 HIGHWAY 51 SOUTH
HERNANDO, MS 38632

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in the City of Hernando; subject to all applicable building restrictions and restrictive covenants of record; Right of Way of record in Book 226, Page 602; Drainage Easement of record in Book 41, Page 458 and in Book 41, Page 459; Release of Damages in Book 41, Page 446, Book 41, Page 450, Book 41, Page 447 and in Book 41, Page 448; Billboard Restrictions in Book 41, Page 450, and in Book 41, Page 449; Access Restrictions in Book 41, Page 447; prior reservation of oil, gas and minerals in Book 32, Page 583, as cited in Book 594, Page 366; and further subject to covenants, easements and setback lines shown on subdivision plat in Plat Book 33, Page 41; Book 53, Page 18 and in Book 56, Page 31, all in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for the current year have been pro-rated.

Possession is to be given with delivery of Deed.

WITNESS our signatures this 2 day of February, 2012



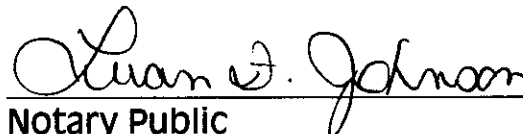
MARK DUKE



HEIDI DUKE

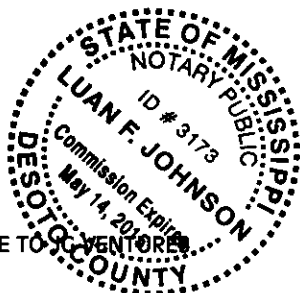
STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this the 2 day of February 2012, within my jurisdiction, the within named MARK DUKE and wife, HEIDI DUKE who acknowledged that they executed the above and foregoing Warranty Deed.



Notary Public

(Seal)



T:\LUAN\07\WD DUKE TO J. VENTURE